



West Beaverton NAC Meeting

(Neighborhood Association Committee)

Thursday, October 14, 2004, 7:00 PM

Seventh Day Adventist Church, 14645 SW Davis Road
(NW Corner of Murray and Davis Rd)

CONTACT INFORMATION

NAC CHAIR

Karen Schouten
(503) 626-5320

NEIGHBORHOOD PROGRAM

Ellen Levno
(503) 526-2543

PRESENTATIONS

- Measure 36
- Presentation from the Oregon Chapter of The American Planning Association (OAPA)

FEATURING MONTHLY REPORTS BY

**BEAVERTON
POLICE
DEPARTMENT**

and

**TUALATIN VALLEY
FIRE & RESCUE**

AGENDA

7:00.....Call to Order, Welcome and Introductions,
Approval of Prior Minutes, and Miscellaneous
Announcements

7:10.....Fire Report

7:20.....Police Report

7:30.....Measure 36 Presentation

8:00....."Telling the Oregon Story: Our Legacy, Our
Future" - Oregon Chapter of the American
Planning Association (OAPA)

8:30.....Beaverton Committee for Citizen Involvement
Update

8:45.....Opens

9:00.....Adjournment



If you would like to receive information on the West Beaverton NAC meetings, please go to the City of Beaverton's website:

www.beaverton.or.us, click the "Electronic Mailing List" button and fill in your email information. If you are unable to receive electronic mail, you may contact Ellen Levno at elevno@ci.beaverton.or.us.

ADA Notice: This information is available in large print or audio tape upon request. In addition, assistive listening devices or sign language interpreters are available at any public meeting with five days advance notice. To request these services, call (503) 526-2543 voice/TDD.

The information contained in this agenda was developed by members of your Neighborhood Association Committee (NAC). It is distributed by the City of Beaverton's Neighborhood Program in an effort to promote and encourage public involvement. For additional information, please call the Neighborhood Program at (503) 526-2543.

Additional Opportunities & Events

METRO SEEKS YOUR INPUT

New ideas for Highway 217?

Metro is seeking input about possible changes to the Highway 217 corridor including improvements to the highway, local streets and bike and pedestrian routes.

An open house will be held from 4-7:30 p.m. Tuesday, Oct. 26 at St. Bartholomew's Episcopal Church, 11265 SW Cabot St., Beaverton. You can also go to www.hwy217.org to review findings and provide input.

SIGN UP FOR ELECTRONIC OR POSTAL NAC MAILINGS

To continue receiving NAC mailings, please sign up for either electronic or postal distribution. Distributing information electronically will help to decrease our mailing costs, as well as allow us to distribute more information at little or no extra cost. If you do not have internet access, you can continue receiving NAC materials by postal mail by contacting the Neighborhood Program.

✉ **To subscribe to the *NAC Information* list and receive notification when materials are available:**

- **Go to the City of Beaverton's web page at www.ci.beaverton.or.us, click the "Electronic Mailing Lists," and complete the form for your NAC.**

✉ **To continue receiving NAC information via postal mail please call the Neighborhood Program at (503) 526-2543.**

If you do not subscribe for electronic notification or contact the Neighborhood Program, your name will be removed from the mailing list. Questions? Call Ellen Levno, Program Coordinator at (503) 526-2543.

CITY OF BEAVERTON'S LEARNING SERIES – FALL 2004

The City Learning Series is sponsored by the City's Neighborhood Program and is designed to familiarize the public with the City and its programs, services, and policies. A "Walking Tour of Downtown Beaverton" is scheduled for Tuesday, September 14 starting at 6:00 p.m. beginning in front of the Beaverton City Library.

The Learning Series continues throughout the fall. Each class is free and runs from 6:00 p.m. to 7:30 p.m. (unless otherwise noted), in the Forrest C. Soth Council Chamber, Beaverton City Hall. The list below outlines the classes.

- October 5, 2004 – City Finance: Where Does the Money Come From, Where Does it Go? (This class will run for two hours.)
- October 19, 2004 – Land Use Planning: History, Concepts & Terms
- October 26, 2004 – Land Use Development Process
- November 9, 2004 – Permits Protect: The Building Division
- November 16, 2004 – Operations: Streets, Trees, and Water
- November 30, 2004 – Community Programs: Code Enforcement, Mediation, Solid Waste and Recycling
- December 14, 2004 – Overview of City Government

Advance registration is appreciated but not required. To register for all of the classes that interest you, **please contact the Ellen Levno with the Neighborhood Program at (503) 526-2543 or elevno@ci.beaverton.or.us.** Questions? Call Megan D. Callahan at (503) 526-2243. Thank you.

REFRESHMENTS!

PRIZES!

Minutes for West Beaverton NAC Meeting
September 9, 2004

Attendants: Chris Grant, Mel Platman, Edna Foutenot, Wendell Cockrell, Elden Maxwell, Lori Seeberg Tawater, Barbara Rose, Mike Larimore, Silvian Goldenberg, Mark Bickel, Phillip Sundin, Keith Schaad, Constantin Coslivc, Debra Schultz, Valerie Verhogh, Anita Pace, Lilian Blomquist, Leanne Grande, Selene and Arvid Mattson, Jeanette and Bill Howell, Felipe Olvera, Ike McCarley, Chris and Angie Parkin, John Ivicak, Jonathan and Greg Paetzhold, Washington County Commissioner Dick Schouten, Roxanne Ushman, Rich Crimi, Kathleen Trask, Treasurer, Karen Schouten, Chair; Beaverton Police Officers Scott Audler, Kevin O'Keefe, Greg Gottschalk, Tualatin Valley Fire and Rescue Storm Smith, City of Beaverton Megan Callahan and Ellen Levno, Peter Keefe LDC Design Group, Emily Stallings LDC Design Group,

A quorum was present.

Meeting was called to order by Karen Schouten at 7:00 P.M.

August 2004 Minutes were approved with the following changes: Twenty votes were in favor of the motion with two opposing votes. Co-location means that commercial equipment could be co-located on the communication tower with the emergency services. "Discussion on co-location: Minimize visual impacts of the tower, need for other companies to access the site, potential impact to emergency services. Rich Crimi made a motion that WBNAC request the City of Beaverton Planning Commission makes it a condition of approval not to allow co-location on the tower. Kathleen Trask seconded the motion. All were in favor with two no votes, Wendell Cockrell and Jack Edin opposed."

Fire Report: No Fire report.

Police Report: Officer Scott Audler spoke about what citizens can do to protect themselves from being a victim of crimes of opportunity: open garage doors, residential burglaries – don't have bushes and other plants that conceal, leave lights on at night, do not leave valuables visible in an auto, deposit outgoing mail in a secure, locked post box, report suspicious activities to the police. The City has a lock program to assist low income and or senior residents. Volunteers install deadbolts. We should have half inch wood dowels on slider windows and sliding doors. Hardware stores sell simple locks for windows and doors. He asked what the WBNAC three top areas of concern are: 1) Traffic 2) Illegal Fireworks and 3) Burglaries. Speeding on 155th between Hart and Davis Road. Officer Scott suggested getting high school students to come up with a PR campaign to reduce speeding. Another area of speeding is where 160th dead ends onto Davis Road. Chris Parkin gave a note of thanks for the police patrolling 155th between Hart and Davis Road. Question was asked about the public's safety when one is dressed in an outfit that conceals the body and head – can not tell if the person is man or woman and if they have any terrorist intent (bombs or other devices hidden). Officer Scott answered that that is a thorny question or goes to what is the basis of our freedom – what are our fundamental rights. It takes vigilance on the part of the community to ensure safety and freedom. Question was asked what residents can do to enhance community policing. Officer Scott responded that by attending the

NAC meetings, working in specific projects, reporting vandalism and when walking in the neighborhoods to be aware of any suspicious activities. **Traffic Safety Hotline:** (503) 350-4009

Williamwood Preliminary Subdivision Proposal 155th Subdivision at 6675 and 6755 SW 155th Avenue for two tax lots. Presenter: Peter Keefe, LDC Design Group [Q = community speaker, A = Peter]

A: The Williamwood subdivision application is proposing a 9-lot subdivision at 6675 and 6755 SW 155th Ave. Two homes exist on the property, one using a shared driveway and one with a driveway directly on to 155th.

The property is heavily wooded, with the grade sloping down toward 155th. Property is zoned R-7, which requires minimum lot size of 7000 sq. ft lots. Lots must be 70 x 100 ft. Some of the proposed lots do not meet dimensional requirements due to locations of existing homes. The proposal will create 9 lots, ranging from 7,000 to 30,000 square feet.

The site is listed as a significant tree grove and 1:1 dbh mitigation is required. An arborist has been hired to study the trees and save as many as possible.

Q: Will long driveways along the south property line remove large trees? Where will trees be planted?

A: Most likely combination of on and fee to city.

Q: How many trees will be removed?

A: An arborists report is not complete but assuming that it will be more than 50 trees.

Q: Does this number include the death of those trees that sustain root damage? In my experience, many die from this.

A: Arborists will make recommendations to protect trees.

Q: If houses are to be built within 5 ft of the property line, this will be too close to trees which are located on the property line and will damage them.

A: The location of the houses on the graphic is conceptual. This is an application to create lots, not build houses

Q: The development south of the proposal includes a 30 foot green space. Would this be extended?

A: Not aware of a proposal to extend it up into this property.

Q: Audience makes numerous proposals to extend greenbelt to include 30 along south and west site boundaries.

A: It is difficult to set aside much of the property because it is so small, only 2.5 –3 acres.

Q: The application includes a future development plan. Will more lots be built?

A: A future development plan is a requirement of the city to demonstrate that the property can meet required density at a future time. There is no proposal intent to develop these additional lots at this time.

Q: Will improvements to 155th Ave remove trees along the road?

A: Improvements will include sidewalk and planter strip. A retaining wall is proposed to reduce the amount of grading.

Q: City stated that they would make adjustment to requirements to protect a particular tree

Q: Development will kill trees on the surrounding property if there is no greenbelt. Couldn't driveways be located where existing gravel driveway is located?

A: That driveway is located off the site.

A: There is another option of how the development could occur. The gravel driveway north of the property could be swapped for land along the west end of the site. This would allow some houses access to 155th Ave and would allow one extra lot to be developed

Q: What would happen to the swapped piece near the barn?

A: It would become property of that landowner

Q: If objective is for all homes to have a view, many trees would have to be cut down.

Q: In plan, would all houses face east?

A: This application does not address buildings, only land use.

Q: Traffic at the southeast corner by the development is very dangerous

A: That is why that driveway is not remaining. Road improvements may improve this.

Q: Road is narrow, has no lines and has steep drop offs. How much road will the proposal improve?

A: the roadway that the property fronts on to.

Tualatin Valley Fire & Rescue Local Option – Storm Smith thanked us for the past support of the option levy (which expires in June 2005) and the continued need for the levy in the upcoming November election. Measure 34-94 would continue staffing, services and capital purchases similar to those authorized by voters in 2000. The levy proposes a five-year levy with a tax rate of \$.25 per \$1,000, beginning in 2005-2006. This would supplement TVF&R's permanent tax rate. More information is at www.tvfr.com

City of Beaverton's Neighborhood Program- Megan Callahan and Ellen Levno presented the history, mission and importance of the neighborhood Program Office. Thank you, Megan and Ellen, for the cookies and lemonade they provided! The website is at www.ci.beaverton.or.us/departments/neighborhoods/

Blackstone Subdivision grading modifications at SW 155th Avenue. Two photos of proposed retaining walls were submitted to the City along with the grading modification application on August 11th. Chris Parkin has been researching alternatives that are more attractive and in keeping with the design standards of the community. Wendell Cockrell made the motion that the WBNAC did not approve either of the two proposed retaining walls proposed by the SR Design LLC. Motion was seconded by Leanne Grande. Motion passed with 9 votes (Lilian Blomquist, Leanne Grande, Ike McCarley, Wendell Cockrell, Chris Parkin, Phillip Sundin, Kathleen Trask, Chris Grant, and Karen Schouten) with no opposing votes. Note: Next Planning Commission meeting is scheduled for Wednesday, October 29th at 6:30 PM in the Beaverton City Council Chambers.

Mt. William Park Update: from Washington County Commissioner Dick Schouten: The 30-acre wooded hilltop property near and around SW Davis Road and 160th is being bought in two phases:

The first phase for 14.8 acres is complete. The City owns the southern piece near Sumac Court, THPRD owns the wooded land just east of the power lines. Phase one came to \$2.35 million dollars. The money came from THPRD, the City of Beaverton, Washington County and State local Park grants from the State lottery.

The second phase for the last 15 or so acres, largely comprised of the wooded lands west of the power line just south of Davis Road comes to 2.7 million dollars. So far we have 1 million dollars pledged from THPRD, \$500,000 pledged from Washington County, and we are in the running for \$1.5 in Metro trail money and another \$500,000 from State park lottery dollars. We will be asking for local corporate help, and other funding sources are being explored as well.

We will need the \$ 2.7 million by March 31st, 2005, so the Trust for Public Land can excise its option on the Mt. Williams property. If we have the money, the deal will need to close by June of 2005.

The 30 acres if developed could have had about 112 subdivided lots placed on it under current City zoning. If we can raise all of the money, (just over 5 million dollars), the land will be master planned in the future, but the intent is to leave the present woods as untouched as possible, with a trail through the property that will allow for viewing of Mt. Hood, Mt. St. Helens and connect to trails north and south of the property along the power line. The 30 acres will be a park.

Opens:

- 1) 8/24/04 Washington County approved with conditions 10 town home style development at 4695 SW 160th Avenue
- 2) Saturday, October 2, West Beaverton NAC has the Cinnamon Booth at the Beaverton Farmers' Market. If you would like to volunteer for a shift, please contact Karen Schouten at 503.626.5320. Donations for bottled water and name brand soda pop gladly accepted.
- 3) Adults 50+ Volunteers Needed – Share Your Love of Reading! Become an Oasis Reading Tutor, No experience is necessary. Free training, supplies and monthly tutor support meetings are provided. Work one-on-one with a child grade 1-4 in a participating school. Make a difference in the life of a child. (New tutor training, fall 2004). For more information please call Colleen, 503.833.3636.

The meeting was adjourned at 9:20 p.m. Minutes submitted by Karen Schouten